

**Quick Guides for Policy Makers on Housing the Poor in African Cities**  
**Workshop Workshop Report**  
**Walvis Bay, Protea Hotel, Pelican Bay**  
**May 20 -22, 2015**

## **1. Introduction**

The UN-Habitat in partnership with the Cities Alliance has published *Quick Guides for Policy Makers: Housing the Poor in African Cities* series. The overall purpose of this series is to provide policy makers at national and local levels with information that will enhance their understanding and consequent responses to urbanization issues. In addition the Quick Guides series also aims to provide them with tools that will improve their skills in housing developments especially for the urban poor and to enable them to make informed policy and strategic decisions. The Quick Guides are presented in an easy-to-read format, including an overview of trends and conditions, concepts, policies, tools and recommendations.

As part of the dissemination of the Quick Guides for Policy Makers: Housing the Poor in African Cities a training pack was designed based on the Quick Guides. Its contents draw substantially on the themes and cases depicted in the different volumes. This training pack includes a Facilitator's Guide, PowerPoint presentations, and videos. The training pack equips national and regional training institutions and other relevant organisations with the necessary tools to provide training for policy makers on the Quick Guides series in their countries.

The first dissemination workshop in Namibia was held from March 25 -27, 2015 in Windhoek at the Habitat Research and Development Centre. The workshop was undertaken through a collaborative effort involving UN-Habitat, the Namibian Association of Local Authority Officials (NALAO), the Polytechnic of Namibia with inputs from the Shack Dwellers Federation of Namibia (SDFN), the National Housing Action Group (NHAG) and the Ministry of Urban and Rural Development. About eight local authorities participated in this workshop. Valuable insights and updates were also provided during the first workshop by the Office of the Ombudsman, the Ministry of Land Reform and the Association of Local Authorities in Namibia.

At the end of the first workshop there was general consensus that there is a need for further platforms for disseminating the Quick Guides. It is on this basis that we organized the a second workshop was scheduled for **May 20<sup>th</sup> – 22<sup>nd</sup>, 2015** in **Walvis Bay at the Pelican Bay, Protea Hotel.** The workshop was facilitated by facilitators from the Polytechnic of Namibia, NALAO and UN Habitat Regional Office in Nairobi, Kenya.

The full training material and syllabus of the program contains eight thematic seminars which include lectures, case studies and materials on the following:

- 1. Urban Africa:** Proposes a range of policies and strategies that can steer urban development in positive directions; it advocates for drawing on the experience and knowledge that exist within poor urban communities across the continent.

**2. Low-Income Housing:** Describes several well-tried approaches for improving the housing and living environments of people living in slums and informal settlements – and for ensuring adequate housing for future generations of the urban poor.

**3. Land:** Explores the kinds of land tenure systems operating in African cities and examines some of the benefits and problems associated with the different systems.

**4. Eviction:** Presents guidelines to help governments develop better formal procedures to minimize evictions and to ensure that resettlement, if inevitable, follows international standards.

**5. Housing Finance:** Introduces some of the key concepts of housing finance; provides an overview of how a housing finance system works; offers advice to policy makers for enhancing access to affordable housing finance by the urban poor.

**6. Community-Based Organizations (CBOs):** Considers how governments and other implementing agencies can best work with CBOs to address the problems that the poor experience in urban settlements – and find durable solutions to their housing needs.

**7. Rental Housing:** Identifies the characteristics of good quality rental housing and sound landlord-tenant rental relationships; presents policy options for promoting the expansion of rental housing, especially for the poor.

**8. Local Government:** Provides a brief overview of local government in Africa; reviews the urban challenges (and opportunities) local authorities face; shows how physical, economic and social development need to be integrated in order to promote effective urban development schemes.

While the first workshop included all the 8 thematic areas, the second workshop in Walvis Bay focused only on four key themes of Urbanization, Low Income Housing, Land and the Role of Local Government in order to allow more time for discussion and debate, and to enable greater participation and peer-to-peer learning. These themes have been chosen because of their importance in the Namibian context. The workshop concluded with a discussion on next steps and recommendations for strategies around current housing strategies and initiatives in Namibia.

## **2. Workshop Objective**

The overall objective of the scheduled workshop for May 20 – 22, 2015 was to further disseminate the Quick Guides Series for Africa and to help deepen the national discourse on housing with some practical policy and strategic options based on what is working and what is not working in the African context.

Although NALAO was still the main organization responsible for designing and implementing the workshop we worked with other key partners such as ALAN, relevant ministries and the Polytechnic of Namibia being transformed into the Namibia University of Science and Technology (NUST). UN-Habitat is offering technical support and the workshop was made possible through the financial support of Cities Alliance for the project.

### **Specific Workshop Objectives:**

Our expectations were that by the end of the workshop participants will have:

- Been introduced to key trends, concepts and tools to address housing for the poor in Africa and in Namibia in particular
- Had an opportunity to discuss policy and strategic options for improving housing delivery
- Identified key bottlenecks and supporting factors affecting housing delivery in Africa and in particular Namibia
- Discussed current trends and developments in Namibia around security of tenure, informal settlement upgrading and land delivery

### **3. Expected Outputs**

3.1 Increased capacity of Namibian policymakers to take strategic decisions on housing that benefits the poor

3.2 Stronger capacity of NALAO to undertake capacity development activities in the area of pro-poor housing policies

### **4. Workshop Methodology and Underlying Principles**

As in the case of the previous workshop the methodology has been designed taking into consideration two key adult education principles: i.e

- That as much as possible, the training will be experiential – drawing on the experience of the participants and sharing ideas and opinions
- That the learning will take place in an environment where participants feel free to express their views – and where divergent views are listened to and respected.

Most of the material in this workshop was drawn from the Quick Guides and was accompanied by PowerPoint presentations, case studies and video clips. However, emphasis was also put on encouraging participants to reflect on their own experiences to the information presented in the Guides and to the lessons that can be drawn from the print or video case studies. In addition, the workshop also included examples of housing issues in Namibia and a site visit in Walvis Bay

### **5. Target group**

The workshop was attended by Chief Executive Officers and Mayors from different local authorities in Namibia representing all the fourteen political regions, as well as the Ministry of Urban and Rural Development, and the Shack Dwellers Federation of Namibia.

The target group plays a key role in policy formulation and implementation at the local level or plays an advocacy role for housing the poor. The tools and case studies in the Quick Guides will be an invaluable resource for moving the national discourse on housing the poor forward.

### **6. Welcoming Remarks by the NALAO Vice -President – Mr. Walde Ndewashiya**

The workshop was opened by the Vice President, Mr. Walde Ndewashiya. In his opening remarks he expressed his appreciation for the UN Habitat for investing time and resources to develop the Policy Guides and also for choosing NALAO as the strategic partner to disseminate the Policy Guides in Namibia. He also acknowledged the presence of mayors and other political leaders from different

local authorities as well as the invaluable contribution by the Polytechnic of Namibia to help with the facilitation of the different thematic areas. He also highlighted the important role of Shack Dwellers Federation of Namibia and thanked them for their presence and participation.

Mr. Ndewashiya also confirmed that the workshop is coming at an important time when housing and land delivery are the main issues being discussed on many platforms nationally. This is evidenced by the high level meeting that is also taking place during the same week in Grootfontein. He opined that the guides will help in structuring our local strategic responses in housing delivery and bring a fresh perspective on the national discourse.. The case studies, tools and stories would help to create an opportunity for candid discussions where all stakeholders will have a chance to jointly reflect on what is working and what is not working, without blaming and finger pointing.

## **7. African Housing Trends and Introduction to the Quick Guides – Kristina Eisele**

Kristina Eisele then introduced global and African trends in Urbanisation. It is evident from the presentation that urbanization is an inevitable trend that is prevalent both in Africa and other parts of the world. As a result it is important that governments and local authorities would start investing in long term planning and strategic positioning to manage urbanization rather than trying to control or prevent it from happening.

Some of the key facts and figures presented where that in 1970 the proportion of rural to urban was 63% to 37%; in the year 2000 it was 53% to 47% respectively; the projected proportions by 2030 are around 40% to 60%. Clearly the world is increasingly becoming urban. In the Namibian context the projected proportions are 30% rural and 70% urban by 2030.

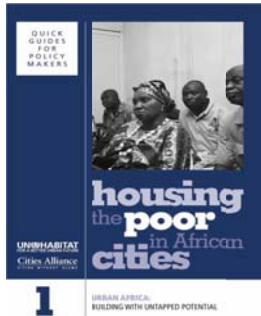
### **Key Trends in Africa**

The key housing and urbanization trends in Africa are characterized by the following:

- Every day, for the coming 15 years, urban Africa will be home to at least 40,000 people
- Slum proliferation hand in hand with rapid urbanisation
- Booming real estate markets but conventional housing finance undeveloped and/or inaccessible by the majority
- Affordability, distorted house price-to-income, exclusion of large part of the population from formal housing finance;
- Customary land ownership practices co-existing with formal legal systems turning housing a high risk endeavour;
- An estimated need for 4 million new housing units per year with over 60 per cent of the demand required to accommodate urban residents.

## 8. Urban Africa Building with Untapped Potential – Maria Marealle

The first thematic area was facilitated by Ms. Maria Marealle a lecturer at the Polytechnic of Namibia in the Department of Architecture and Spatial Planning. She also provided some highlights from a case study of preliminary results from ongoing action research projects around the issues and challenges on housing and urbanization in and around Windhoek, especially from the Mix-Settlement outside Windhoek.



The **objective** of this session was to deepen the shared understanding of the causes and consequences of unmanaged urbanisation in Sub-Saharan Africa.

**Key Conclusions & Issues:** High densities in cities reduce transaction costs, make public expenditure on infrastructure and services more economically viable, and facilitate the generation and diffusion of knowledge, all of which are important for growth.”

For this reason mind shifts are needed to better understand informality, migration and the need for all stakeholders at governmental (national, regional and local government) as well as private sector and civil society and community based organisations to work together.

Some of the key issues that emerged from the subsequent discussions during this session include the following from the Namibian perspective:

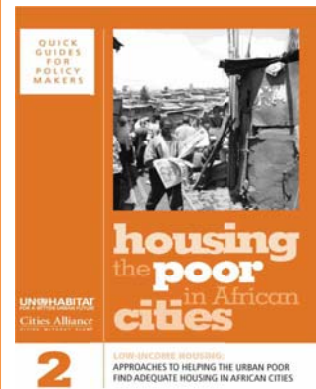
- Since independence there is a continuous influx of people into the major city centre's (like Windhoek, Swakopmund, Walvis Bay, Otjiwarongo, Oshakati/Ongwediva etc.) in Namibia. For example in 1991 a year after independence Namibia was only 27% urbanized in 2011 this grew to 42% and it could be anything around 45% by now.
- In most cases this movement is caused by expectations of better prospects for employment and education opportunities in bigger towns
- It is evident that many towns and cities have been caught off guard by the influx of people and thus the proliferation of informal settlements (slums) – this necessitates the imperative of long term spatial and strategic planning to manage urbanization in a forward thinking and proactive way.
- In line with the long term strategic vision of the Namibian nation which projects about 70% urbanization by 2030 Namibian cities and towns should embrace urbanization instead of trying to resist and control it.
- Stability and good governance remains a key factor in responding to pressing challenges in housing as is illustrated by the frustrating situation where the entire council of Ommaruru has been suspended for over a year.
- There is a need for a national urbanization policy and strategy

## 9. Low Income Housing – Kristina Eisele

**Objective:** The main objective of this session was to discuss the most appropriate ways of addressing low income housing in Africa and in particular Namibian cities and towns.

**Key Conclusions:**

- A slum is a household in an urban area that lacks one or more of five key elements of (*durabe housing, sufficient living area, access to clean water, access to proper sanitation and secure tenure*)
- Everyone has a right to adequate housing
- The full involvement of women is the best guarantee that any housing project will succeed as women are most concerned about housing conditions for their families.
- There are different options for low income housing, but on site upgrading has proven in various context to be the best option as it is the least expensive, most humane way of enhancing a city's much needed housing stock of affordable housing, instead of destroying it.



Participants worked in groups to discuss the different options for low income housing and to compare the pros and cons of each approach some of the key issues that came out are as follows:

- A. **On site Upgrading:** This means improving the physical, social and economic environment of an existing informal settlement without displacing the people who live there. The general consensus here was that this is proving to be the least expensive and most humane way of making affordable housing available. This particularly so because this approach cause the least disruption to people including their social networks and their income oppurtunities.

However it was also noted that this process needs to be done with full community consultation as it will also require some slight movement of people witin the same are to make room for additional infrastructure including access roads, pavements street lights etc. The Local authorities and communities will need to find amicable ways when there is a need for household to me moved to make way for improved services.

**B. Resettlement on Suitable Land**

This actually involves removing people from their homes and re-housing them in on alternative sites. In this case the ensuing discussion also confirmed that this should not be considered as the first choice option as this option invariably causes a disruption in the social networks and more often than not reduces or destroys income opprtuniies while at the same tme it increases costs like transport, schooling for children which further worsens the poverty situation.

The most reasonable and humane way if there is really no other option is is involve the popel in the whole process of planning including setting dates for moving, organizing transport, choosing the relocation site and involving them in the layout and allotment process.

### **C. Government Led Mass Housing**

This is like the current Mass Housing Program where the government takes the lead responsibility for designing and constructing houses for the urban poor. In the case of the current Mass Housing program as in other programmes of this type this requires heavy subsidies. It has been proven that very few city or national governments have the sustained political will or the financial resources to pay for this kind of subsidy in a sustainable way. The unfortunate reality is that the impact of these type of interventions have been minimal and more often than not their ambitious targets have not been met and their costs often too high as it is proving to be the case in the Namibian case of Mass Housing Programme.

### **D. Sites and Services and Incremental Land Development**

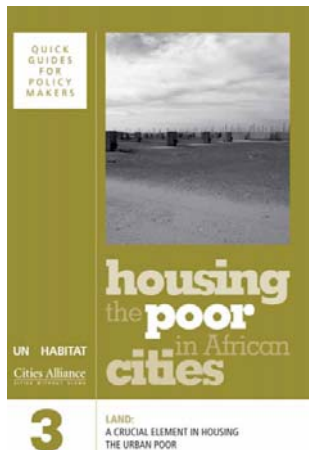
In a way sites and services approach helps the government to share responsibility for providing housing with the low income groups themselves. This helps saving on scarce public resources. This kind of infrastructure services if they are well planned can be cheaper to build and maintain. Once people have the services in place they can determine the pace of the development of the house in an incremental way, based on the availability of resources.

These systems can work well only when the site is in a good location and if plot sizes are kept small one can reach a larger number of people. One can not overemphasise the importance of good planning to make this successful.

### **E. City Wide Housing Strategies**

A city wide strategy for housing will typically consider all the options available including credit linked housing for the middle and higher income class as well as the middle and low income housing to respond to the housing backlog as well as the future housing demand. This kind of approach will require more horizontal links between poor communities but it will also mean that there needs to be room for innovation and alternatives in the policy environment. There would also be a need for substantive investment in building a shared vision upon which different actors can make their contribution and at the same time build the capacity of communities, architects, NGOs, government departments and other stakeholders to implement large scale housing initiatives.

## 10. Land A Crucial Element in Housing the Urban Poor – Nate Areseb



**Objective:** to discuss the issue of access to land and identify strategies for making land more accessible for the poor.

### Key Conclusions & Issues

- The inaccessibility of decent, secure affordable land is the major reason why there are so many informal settlements in Africa generally and in Namibia particularly
- There are different policy measures that policy makers can make to make land more accessible to the poor, some of these can be:
  - Planning more efficiently with people in mind and adjusting land use regulations to ensure higher density and planning for pedestrians and cyclist not only cars
  - Improving land information and data
  - Better land taxation systems
  - Promoting land sharing
  - Promoting land pooling

### Key Issues from Discussions:

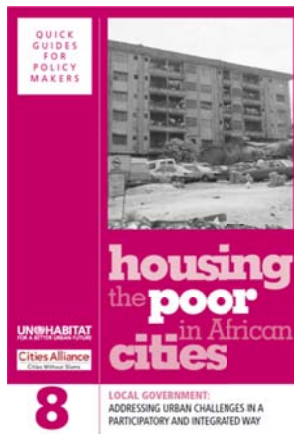
It is become more and more evident that for the urban poor the whole isuse of access to decent, secure land for even the most basic housing needs is a really critical concern. Because of lack of tenure security a lot of people are not keen to invest in improving the quality and durability of their houses and shacks. More than only for shelter secure land tenure would clearly contribute a lot to serve as a safety net and provide some financial security even during hard times. It is for this reason that the current Act on Secure Land Tenure should be welcomed in Namibia, the regulations governing that Act is in the process of being finalized and will open a new chapter in securing tenure security for the urban poor in Namibia.

Some of the other key issues that came up during this session include:

- There is a need to rethink the single standing house mentality that leads to urban sprawl and increase in cost for servicing land and focus more on densification
- There is a new Planning Bill to be tabled in Parliament during the second half of 2015 that will bring the Township Board and the Namibia Planning Advisory Board together in order to fastrack land delivery.
- There is a need for more integrated land use planning and not separate residential and business and public service centre's and thus reduce transport costs for residents to access services. The general rule being 30 min by foot or 2 km to service centre's
- There are currently also moves to simplify the deeds registration process and to reduce costs significantly
- During April 2015 the first group 13 Namibian trained town planners have graduated and arenow looking for professional intership placements before they are formally registered. NALAO is working with the Polytechnic of Namibia's Cooperative Education Division and local authorities to find appropriate placements for this graduates.
- The property rights of women are often ignored or discriminated against in the buying, selling, leasing, inheriting or allotting of land. This kind of discrimination is contrary to good urban management and makes no economic sense.



## 11. Local Government – Addressing Urban Challenges in a Participatory and Integrated Way – Kamba



### Key Issues and Conclusions:

- Local government in Africa is being transformed by decentralisation, privatization and public private partnerships
- As this changes comes participatory planning and integrated approaches to urban development are key approaches to responding to challenges urbanisation poses – this implies that that physical development should always occur as part of a broader social and economic development strategy aimed at addressing poverty with a range of complementary interventions
- Local government should use holistic human settlement – that includes spatial/transport planning and land use management, ensuring access to land and basic infrastructure and services and facilitating community based production of housing

### Other emerging issues from discussions:

Local authorities in Namibia plays an important role in ensuring that citizens have access to conveniently located land, services, adequate housing and benefits of urban life. This is not always easy because of limited resources to service land and capacity constraints short circuiting the efforts of local authorities. In addition the following key issues emerged from the workshop.

- Section 57 of the Local Authorities Act mandates local authorities in Namibia to provide housing for residents however Local authorities in Namibia are constraint by capacity and resource issues to fulfill this mandate
- There is a need for intergovernmental coordination framework between the central, regional and local government. Unfortunately this was not the case for the Mass Housing Program where the views of local authorities were not taken into consideration in the formulation of the strategy, consequently only a one sided strategic option was taken as the implementation strategy in the first phase thus limiting the full potential of the production of the housing stock if the other ways of production would have been given an equal chance in terms of financing.
- In South Africa for instance local authorities receive predictable operational and infrastructure development grants from the national fiscus which makes planning much easier and structured while this is not the case in Namibia. This makes it difficult for Namibian local authorities to maintain and improve service delivery and infrastructure development.
- Local authorities need to have the right people in right places both at the level of political strategic leadership and
- Local authorities in Namibia need to adopt the integrated development planning system that is implemented in South Africa. In this way local authorities are not just planning for what is directly being funded by the local authority but holistically for all government programmers in their town as well including the private sector and the community the development of the strategic plans.
- In the decentralization process to local authorities any function delegated to local authorities should always be followed by appropriate finance.

## **12. Site Visit – Shack Dwellers Federation and National Housing Action Group**

The final session on Friday was the site visit to view peoples housing processes as a viable option for addressing housing challenges. The site visit with the support of the Shack Dwellers Federation of Namibia was in both Kuisebmond and Narraville in Walvis Bay. The participants also visited the mass housing program houses where the contractor on site has been very helpful to explain the various type of houses and their costs. The site visit confirmed the following issues.

- The poor are not looking for hand outs but can organize themselves and negotiate and mobilize their own savings to purchase land
- By improving their dwellings incrementally poor people have the capacity to build good quality houses that compares well with middle income houses.
- With the right technical assistance and contribution of labour by members the cost of housing can be kept low and affordable
- Community based organizations do not just focus on building houses but develop the skills and competencies of their members in community mobilization, leadership, record keeping, reporting, negotiation skills etc.

## **13. The Way Forward**

At the end of the workshop all local authorities had an opportunity to articulate what next steps they will be undertaking after the conference. The key steps on which all local authorities agreed and committed themselves to are:

- Share the information and tools from the workshop with the council through a report to council
- Carefully read through all the 8 modules and use them as key information and direction for policy and strategy review in every local authority
- Explore opportunities and resources to share the guides with more local authority and regional council leaders through ALAN and NALAO.

## **14. Finally Workshop Declaration**

At the end of the workshop participants adopted the attached workshop declaration as Appendix 1:

## **15. Closure**

The closing remarks were given by His Worship Mayor of Tsumeb Cllr. Shetekela on behalf of all the participating local authorities and on behalf of UN Habitat by Ms. Kristina Eisele. His worship the Mayor expressed his appreciation to UN Habitat for the financial and technical assistance and also the participants for their active participation in the discussions. He also called on all participant to honour their action commitments. Ms. Eisele expressed her appreciation for the partnership and collaboration with NALAO and the Polytechnic of Namibia. She also indicated that this workshop marks the end of the current short term project but that tis does not exlude the possibility of further collaboration in the future. She thanked all the senior managers and local authority councilors and mayors aswell as the Ministry of Urban and Rural Development and the Shack Dwellers Federation of Namibia for their support.

## Statement following the Second Dissemination Workshop on Quick Guides for Policy Makers on Housing the Poor in African Countries

We the local government practitioners and policy makers held the second dissemination workshop on housing the poor in Africa Countries from May 20 -22, in Walvis Bay Namibia. The workshop was attended by ALAN, Shack Dwellers Federation of Namibia, local authorities and the Ministry of Urban and Rural Development. The overall purpose of the workshop was to provide policy makers at national and local levels with information that will enhance their understanding and consequent responses to urbanization issues. In addition the Quick Guides series also aimed to provide them with tools that will improve their skills in housing developments especially for the urban poor and to enable them to make informed policy and strategic decisions. The workshop was guided by the publication of UN-Habitat in partnership with the Cities Alliance on *Quick Guides for Policy Makers: Housing the Poor in African Cities*.

Being aware of the passionate commitment of our President and the national government to find urgent and lasting practical solutions to poverty and the provision of affordable housing for the poor in Namibia.

Further noting the unabated increase in urbanization and the rising demand for land and housing by the mass of our people and that this puts increasing pressure on the local government sector as the level of government closest to the people.

Now following careful analysis, debates and discussions based on the case studies, research and sharing by local authorities, we came to the following conclusions and recommendation and now wish to share this with the public and other stakeholders who were not part of the workshop.

### Having noted:

1. Poor people have good reasons for moving to urban areas and that urbanization is both understandable and manageable. This implies a mind shift on the part of policy makers to embrace the potential of urbanization through evidence base understanding and thoughtful policy and strategic responses.
2. That there is enough precedent and evidence from across the continent and other comparable context to draw some conclusion on how best national housing challenge can be met.
3. The inaccessibility of properly planned, decent, secure and affordable land is the main reason why there are so many informal settlements in Namibia and is a contributing factor to urban poverty.
4. Local government has an important role to play in the provision of access to conveniently located land, services, housing and the benefits of urban life. And that even with limited resources and capacity constraints local government can significantly improve the lives of all residents through participatory and integrated approached.
5. There is a need to recognize and value the efforts of the urban poor through organized self help groups like the Shack Dwellers Federation of Namibia (SDFN) and build on their investments to progressively solve their shelter challenges in Namibia.

### We therefore commit as NALAO and ALAN to:

1. To continue to advocate for the speedy enactment of the Urban Planning Bill to replace outdated legislative framework that hampers the accelerated delivery of land.

2. Advocate for capital project subsidies for mass servicing of land for housing and local economic development.
3. Leverage local resources for a training of trainers that would prepare at least 10 local facilitators to facilitate sessions using the Quick Guides in different local authorities and regions.

**We ask the local authorities to:**

1. Develop holistic multifaceted and realistic human settlement plans to ensure that the living conditions of all residents progressively improve. And that such plans be developed in a participatory way with real participation by civil society organizations.
2. Mobilize increased financial resources to increase and enhance delivery of shelter and mobilize additional resource and capacity for delivery through strategic partnerships with community organizations and other stakeholders.

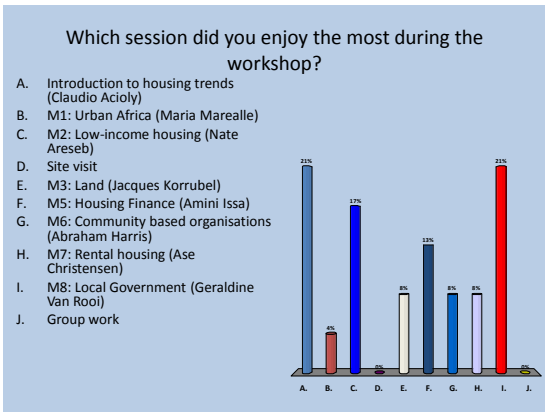
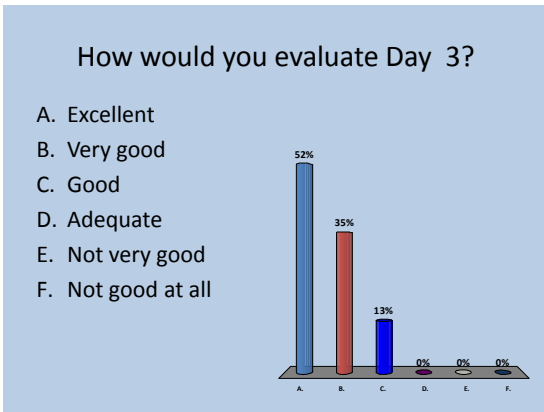
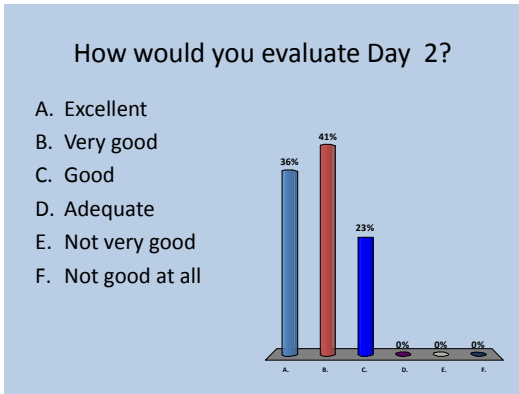
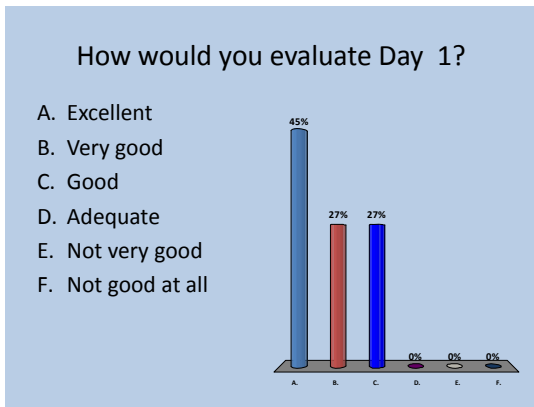
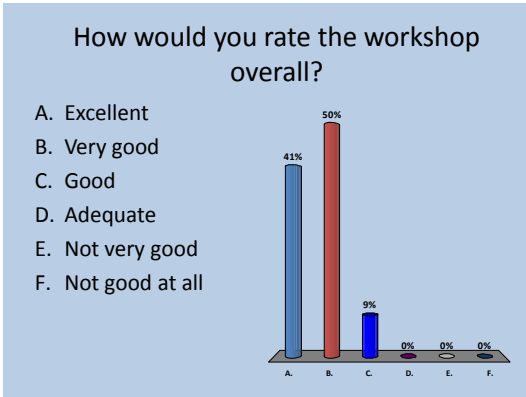
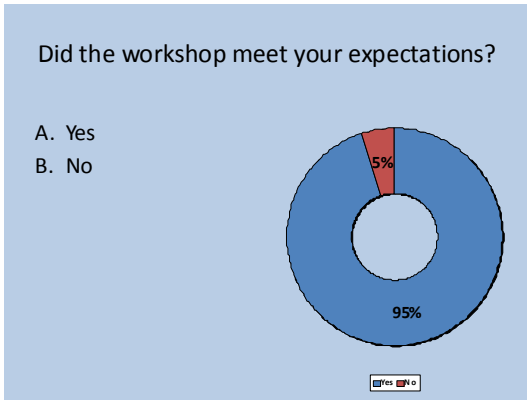
**We ask the Ministry of Urban and Rural Development to:**

1. To fast track the tabling of the *Regional and Urban Planning Bill* in the parliament in order to streamline land delivery processes and reduce bureaucratic red tape that hinders speedy land delivery.
2. To provide adequate funding to enable local authority's to service land and provide housing for the poor.
3. Facilitate the development of an integrated urban development policy framework that seeks to link economic ambitions with inclusive social development strategies, infrastructure investment plans and long term sustainability targets.
4. To advocate for the implementation of the second phase of the Mass Housing to be given to the local authorities and Shack Dwellers Federation of Namibia.
5. To facilitate a high level housing workshop with the support of ALAN, NALAO and UN Habitat

Signed: Walde Ndewashiya, Vice-President - NALAO  
May 22, 2015

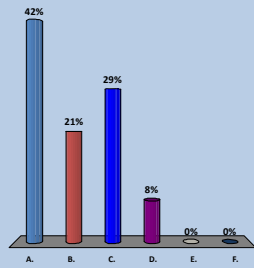
## Appendix 2

### Quick Guides for Policy Makers: End of Workshop 1 Evaluation



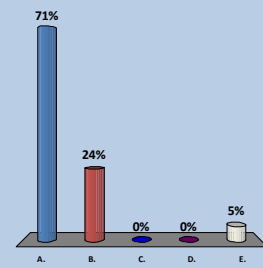
How would you rate the organization of the workshop?

- A. Excellent
- B. Very good
- C. Good
- D. Adequate
- E. Not very good
- F. Not good at all



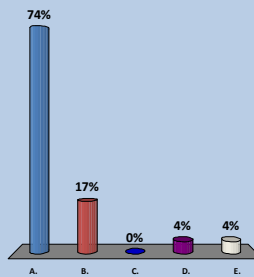
Was the workshop useful for your work?

- A. Very useful
- B. Useful
- C. Indifferent
- D. Not very useful
- E. Not useful at all



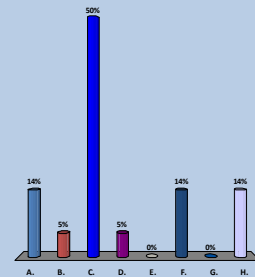
I will make use of the knowledge and information acquired during the workshop when I am back at work.

- A. Completely agree
- B. Somewhat agree
- C. Neither agree nor disagree
- D. Somewhat disagree
- E. Completely disagree



Which theme (Guide) will you use the most in the future?

- A. Module 1: Urban Africa
- B. Module 2: Low-income housing
- C. Module 3: Land
- D. Module 4: Eviction
- E. Module 5: Housing Finance
- F. Module 6: Community based organisations
- G. Module 7: Rental housing
- H. Module 8: Local Government



**Appendix 3:**



**Final Draft Workshop Program: Housing the Poor in Africa Cities -  
 Quick Guides for Policy Makers  
 Date (s): May 20<sup>th</sup> -22<sup>nd</sup>, 2015  
 Venue: Atlantic Hotel, Walvis Bay - Namibia**

Day 1: May 20 <sup>th</sup> , 2015		
Time	Activity	Responsibility
08h30- 9h30	Welcome and Introduction <ul style="list-style-type: none"> <li>• Opening Remarks by NALAO Vice- President</li> <li>• Remarks by UN Habitat</li> <li>• Welcome to the Port City by Her Worship the Mayor of Walvis Bay</li> <li>• Introduction of Participants and Facilitators</li> <li>• Key Note Speech by Minister of Urban and Rural Development</li> </ul>	NALAO to MC
9h30 - 10h30	African Housing Trends and Policies and Introduction to the Quick Guides Project	UN Habitat K. Eisele
10h30-11h00	Refreshment and Comfort Break	ALL
11h00- 13h00	Urban Africa - Building with Untapped Potential	M. Marealle, PoN
13h00- 14h00	Lunch Break	ALL
14h00 -15h30	Low Income Housing	K. Eisele UN Habitat
15h30 -15h45	Refreshment and Comfort Break	ALL
15h45 - 17h30	Low Income Housing continued	K.Eisele UN Habitat
17h30	Closure Day 1	NATE

Day 2: May 21<sup>st</sup>, 2015

Time	Activity	Responsibility
08h30 - 9h00	Recap Exercise	UN Habitat
09h00-10h30	Land - A Crucial Element in Housing the Urban Poor	Nate NALAO
10h30 -11h00	Refreshment and Comfort Break	ALL
11h00-13h00	Land - Continued	Nate NALAO
13h00-14h00	Lunch Break	ALL
14h00-15h30	The Role of Local Government in Housing Delivery	K. Ankunda UN Habitat
15h30-15h45	Refreshment and Comfort Break	ALL
15h45 -17h00	Role of Local Government continued	K.AnkundaUN Habitat
17h00-17h15	Close of Day 2	NALAO



Day 3: May 22<sup>nd</sup>. 2015

Time	Activity	Responsibility
08h30 - 10h30	Site Visit ( Shack Dwellers, Build Together and Mass Housing)	
10h30 – 11h00	Refreshment and Comfort Break	ALL
11h00 – 12h15	Next Steps Discussion: Including Overview of Recommendations from First Workshop	NALAO & UN Habitat
12h15 – 13h15	Evaluation & Closure	UN Habitat
13h15 –	Lunch & Departure	ALL